



19, New Buildings
Broadclyst
Exeter
EX5 3EX
www.broadclyst.org

Broadclyst Parish Council Planning, Environment and Traffic Committee Meeting

There was a Planning, Environment and Traffic Committee meeting of Broadclyst Parish Council which was held on **Tuesday 28th July 2026** at **19:30hrs** at Broadclyst Sports Pavilion, Holly Close, Broadclyst, EX5 3JB, for the purpose of transacting the following business:

Minutes (Draft)

P26/050 OPEN MEETING; ATTENDANCE RECORD

- i. The Chair opened the meeting at 19:31hrs.
- ii. **Present:** to record Members present Cllr Massey (Chair), Cllrs Boyles, Fernley, Gordon, Rhodes and L Straw.
In attendance: Natasha Curwood, Assistant Clerk; Gemma Cole, Assistant Clerk
- iii. **Apologies:** The committee accepted apologies from Cllrs Taylor and Veliyeth.

P26/051 DISCLOSABLE PECUNIARY INTERESTS

There were no new DPIs.

P26/052 MINUTES

The Committee received the draft minutes of the Planning, Environment and Traffic Committee meeting on 23rd June 2026.

PROPOSED: It was proposed by Cllr Gordon to accept the draft Minutes as a correct record. This was seconded by Cllr L Straw and unanimously agreed. **RESOLVED.**

P26/053 PUBLIC SESSION

There were no public questions.

P26/054 PLANNING - APPLICATIONS FOR CONSIDERATION**i. Enforcements / Appeals record**

There were no new enforcements or appeals to report.

ii. Recent decisions

Recent decisions in July 2026 were reported (appended).

iii. Tree Preservation Orders

There were no new tree Preservation Orders to add to the record.

iv. Planning applications

The committee considered the following planning applications in Broadclyst Parish that have been published for consultation and to agree the Council's response in line with the Broadclyst Neighbourhood Plan.

26/1307/FUL 68 Poundsland Broadclyst Devon EX5 3HD. Two – storey side extension.

PROPOSAL: The committee considered the application. It was proposed by Cllr Masey to SUPPORT this planning application. This was seconded by Cllr L Straw. Majority vote with 2 abstention. **RESOLVED.**

26/1346/NMA Exeter Storage Limited Lane To Saundercroft Farm, Whimble, Devon EX5 2PF Amendment to 23/0962/MFUL: Change to the layout of the batteries and other infrastructure within the approved compounds.

PROPOSAL: The committee considered the application. It was proposed by Cllr Masey to SUPPORT this planning application. This was seconded by Cllr Rhodes and unanimously agreed. **RESOLVED**

26/1405/FUL Lower Willyards Farm Westwood Broadclyst Exeter EX5 3DF. Proposed associated operational development required to use the existing barn under a Class E(g) use following the grant of prior approval under application 25/2573/PDR under Class R.

PROPOSAL: The committee considered the application. It was proposed by Cllr Masey to SUPPORT this planning application with the following restrictions secured by condition:

1. Removal of permitted development rights under GPDO Schedule 2, Parts 3, 7 and 8 (or such other Parts as the LPA considers relevant), so that further changes of use, extensions, or additional hardstanding require a fresh application.
2. A condition restricting the use of the premises to the specific activities, materials and methods described in the application and any certificate of lawfulness granted in respect of the site (hand and foot-operated tools only; no mechanical processing, shredding or baling plant).
3. A condition limiting the number, frequency and maximum size of collection and delivery vehicles per day.
4. A condition preventing external storage of materials, containers (including shipping containers), skips, plant or vehicles otherwise than within the building.
5. A condition restricting hours of operation, including delivery and collection movements.
6. A condition requiring a surface water drainage scheme to be approved prior to the hardstanding being brought into use, addressing the site's location partly within an area of surface water flood risk noted at prior approval stage.
7. A condition requiring a Waste Management Plan, addressing the handling and storage of processed material and any residue.
8. A condition limiting the internal floorspace of the building available for the operational use, and/or removing permitted development rights for internal works that would increase useable floor area.
9. Confirmation, prior to discharge of any biodiversity net gain condition, that the pre-development habitat baseline used in the submitted metric remains an accurate record of on-site conditions as at the date of this application.

This was seconded by Cllr L Straw and unanimously agreed. **RESOLVED**

P26/055 NEIGHBOURHOOD PLAN MONITORING SCHEDULED WORK

The committee reviewed the policies in the Design and Climate Change (Policies DC1-DC6) section (pages 57 - 72) of the Broadclyst Neighbourhood Plan, and considered whether they are aligned with current needs and delivery and to consider whether there are any minor updates required to reflect policy-performance in recent applications and any gaps that have been identified. The following sections of the Broadclyst Neighbourhood Plan were reviewed (with a view that the overall document would be updated to reflect current legislation and referencing):

Page	Policy/Point	Amendment/Note
59	Figure 23	Rise in Temperature - include limiting solar gain -include insulation suitable for both high and low temperatures
59	Figure 23	Flooding (water storage) -including water butts and attenuation ponds
60	DC1	no updates
60	DC2	no updates
64	DC3	no updates
65	Point 4	update to insert "well managed" to the start of "...artificial drainage systems (SuDS)
67	DC4	no updates
67	point 3	update references to figure 26, not 25; update "The allocation for a minimum of 2 cycles per dwelling was set as an achievable goal that raises the profile of active travel and the use of bicycles and/ or electric bicycles. This is at a lower level than the Cranbrook Plan Policy CB20, which sets the bicycle storage at a ratio of 1 storage space per bedroom. " to "The allocation for a minimum of 2 cycles per dwelling, with an additional storage space per bedroom thereafter is set as an achievable goal that raises the profile of active travel and the use of bicycles and/ or electric bicycles."
68	point 2	to include battery storage capabilities and requirements
69	point 4	to remove ". It is anticipated that a renewable energy supply will be connected to the system in the future to comply with the EDDC Climate Change Strategy to be carbon-zero by 2040. Only at the stage when the scheme is utilising a large percentage of renewable energy would developments benefit from connecting to it"
70	point 7	change the tense to past tense, as opposed to anticipation
70	DC5	check references levels/quotes are still correct "... demonstrate they will produce less than 150kg of CO2 per kWh from heating systems"
71	point 3	remove in its entirety
71	point 4	remove " The last clause in the policy is supported by DCC, who support the utilisation of any waste heat from the Hill Barton facility which would enhance the efficiency of energy recovered and the sustainability credentials of the plant"
72	DC6	no updates
73	point 3	remove " and growing specialist crops for fuel"
73	point 5	check referencing to see whether air source heat pumps are now included under current planning guidance as permitted development.
73	point 5	remove referencing to NT as property wide point

P26/056 TRAFFIC MATTERS

To committee received an update from Cllr L Straw regarding traffic enforcement issues and the idea of junior road safety officers (school children) to speak with offending parents with the support of the school. Item to be requested for inclusion on the agenda for September's full council meeting. Cllr Massey is due to meet with Jonathan Bishop and will request an update in respect of requesting the traffic plans for the parish's primary schools.

P26/057 CLOSE OF MEETING

The meeting closed at 21:06hrs

ALL DOCUMENTS ARE AVAILABLE IN LARGE PRINT BY REQUEST

Signed:

Print:

Date: